

801 SANDUSKY STREET
FOSTORIA, OH 44830

OFFICE BUILDING FOR SALE
1,152 Square Feet Available



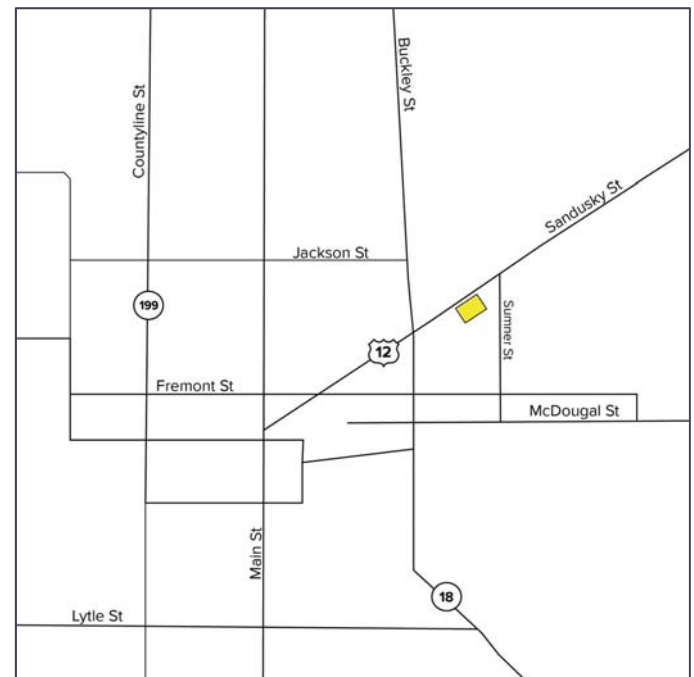
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FULL-SERVICE COMMERCIAL REAL ESTATE



GENERAL INFORMATION

Price:	\$50,000
Building Size:	1,152 square feet
Number of Stories:	One
Year Constructed:	1972
Condition:	Good
Closest Cross Street:	Beverly Drive
County:	Seneca
Zoning:	R-3
Parking:	4 spaces + rear driveway
Curb Cuts:	One
Street:	2 lane, 2 way



For more information, please contact:

ROBERT P. MACK, CCIM, SIOR
(419) 249 6301 or (419) 466 6225
rpmack@signatureassociates.com

SIGNATURE ASSOCIATES
Four SeaGate, Suite 608
Toledo, Ohio 43604
www.signatureassociates.com

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BUILDING SPECIFICATIONS

Exterior Walls:	Brick & aluminum siding
Structural System:	Wood truss
Roof:	Asphalt shingle
Floors:	Wood base
Floor Coverings:	Tile & carpet
Ceiling Height:	8'
Basement:	Yes
Heating:	Gas forced air
Air Conditioning:	Central
Power:	120v
Restrooms:	One
Security System:	Yes - ADT
Overhead Doors:	No
Sprinklers:	No
Signage:	Freestanding

BUILDING INFORMATION

Current Occupant:	Vacant
Occupancy Date:	Upon closing
Other Occupants:	None
Sign on Property:	Yes
Key Available:	Yes - lockbox

Comments:

- Former dental office – was legal non-conforming.
- Storage shed.
- Specific questions about zoning should be referred to David Rudolph – City of Fostoria 419.435.9775.

PARCEL #	SF	2020 REAL ESTATE TAXES	LAND VALUATION	IMPROVEMENTS VALUATION	TOTAL VALUATION
P51030920080000	3,696	\$1,699.78	\$9,240	\$50,660	\$59,900
P51030930120000	6,576	\$469.28	\$16,440		\$16,440
P51030929840000	2,088	\$152.14	\$5,220		\$5,220
P51030920040000	3,000	\$216.86	\$7,500		\$7,500
Totals	15,360 (.35 acres)	\$2,538.06	\$38,400	\$50,660	\$89,060

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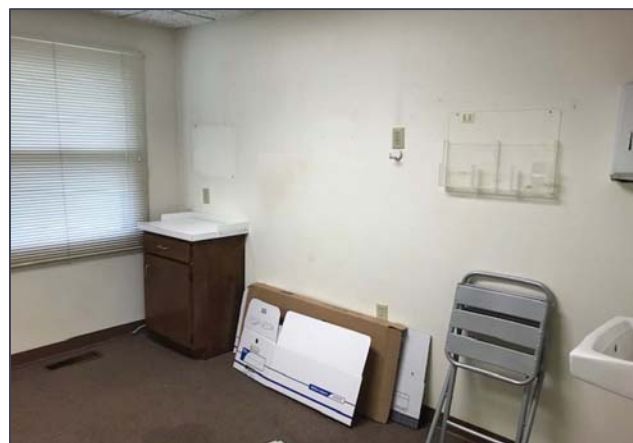
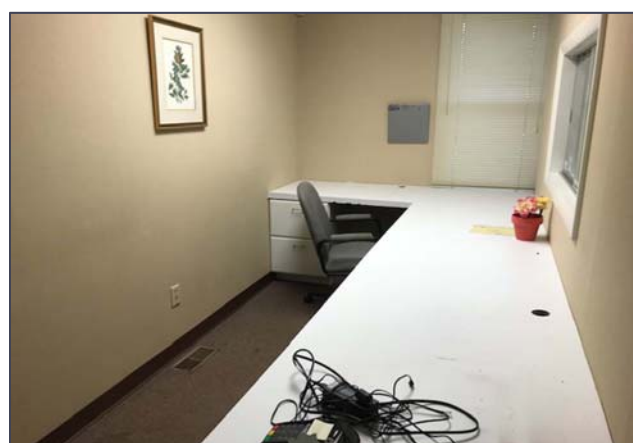
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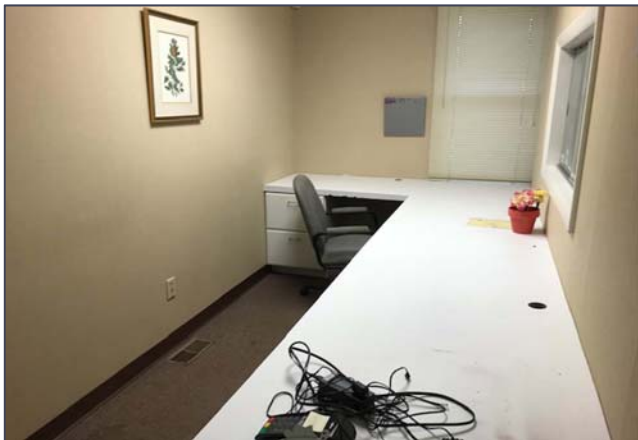
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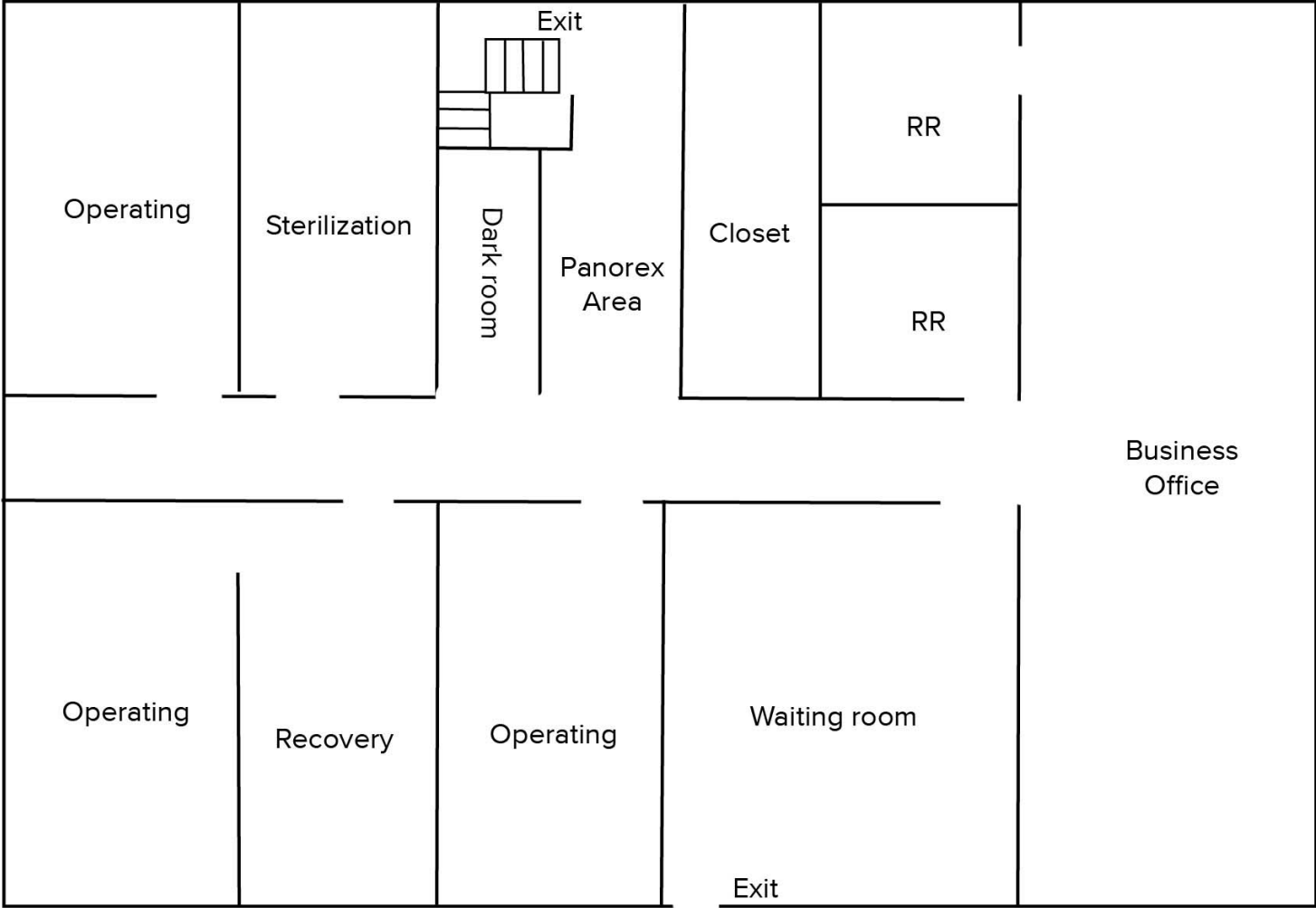
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Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.

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